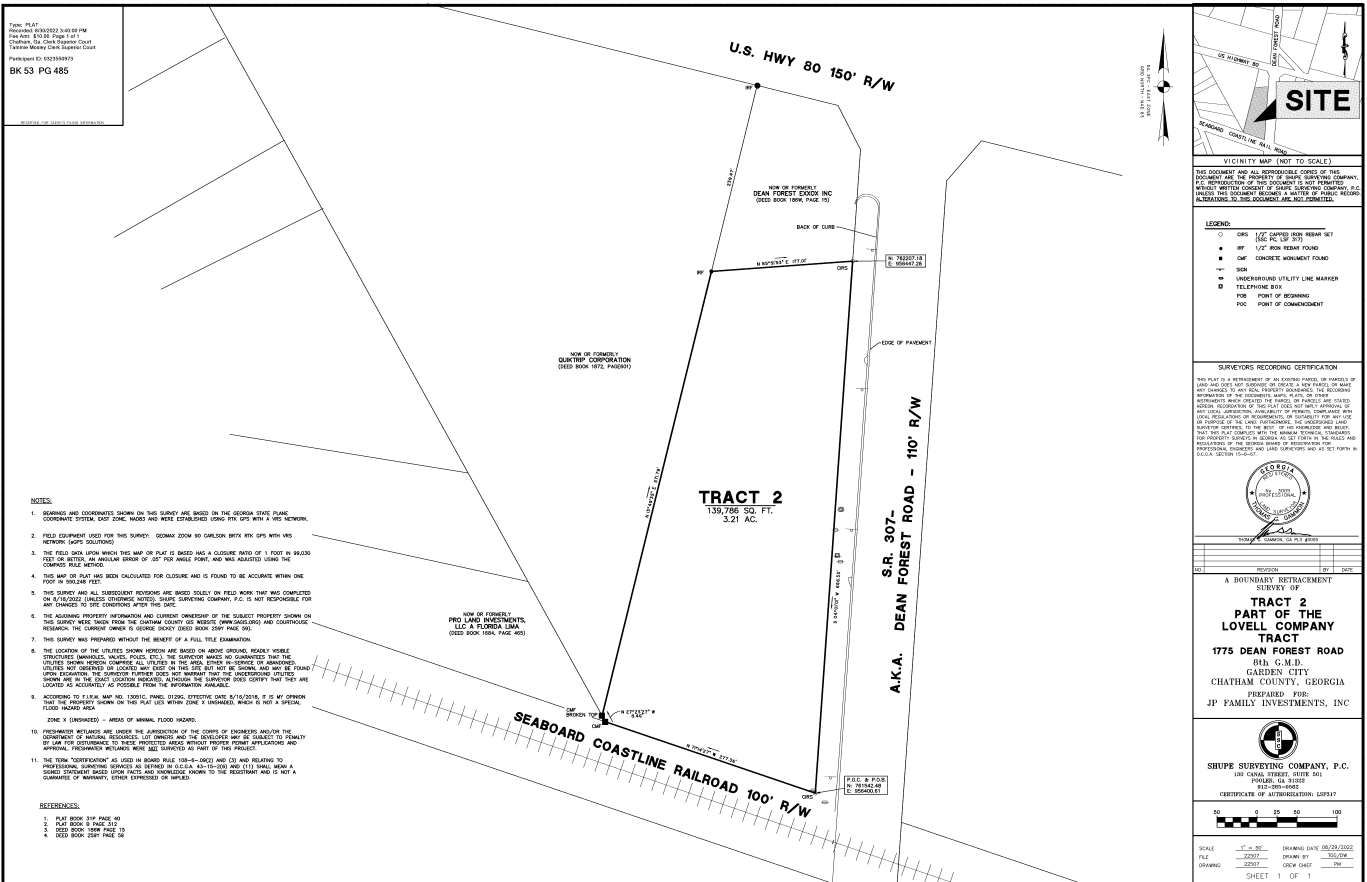


FOR SALE

POOLER / GARDEN CITY, GEORGIA



1775 DEAN FOREST ROAD

3.21 Acres | I-L Light Industrial | Hard Corner

FRONTAGE

Hwy 80 / Dean Forest Rd

ACCESS

I-16 + Port <5 min

ZONING

I-L Light Industrial

OFFERING PRICE

\$3,500,000

\$1.09M / Acre | \$25.04 / SF Land

Hard-Corner Industrial Site

1775 Dean Forest Road is a 3.21-acre Light Industrial site at the hard corner of US Highway 80, Dean Forest Road (SR 307), and Old Louisville Road - one of the highest-traffic, highest-visibility industrial corners in the Savannah port submarket.

The site has frontage on Hwy 80 (150' R/W), Dean Forest Road (110' R/W), and the Seaboard Coastline Railroad (100' R/W). A new GDOT driveway plan with a dedicated left-turn lane and channelized improvements on Dean Forest Road has already been engineered by Coastal Engineering and is included in the data room.

Direct neighbors include QuikTrip and a former Exxon fueling site. The Port of Savannah's Garden City Terminal, the Mason Mega Rail Terminal, and the I-16 / I-95 interchange are all within a five-minute drive.

The property is ideally suited for a fuel / travel center, IOS or container drop yard, trucking terminal, port-services user, or industrial outdoor storage operator.

ZONING

I-L Light Industrial

FRONTAGE

Hwy 80 + Dean Forest Rd

RAIL

Seaboard Coastline 100' R/W

PORT ACCESS

<5 Min to GPA Terminals

DOT PLAN

Engineered + Submitted

Why 1775 Dean Forest

- **Fuel / Travel Center**

Hard corner with QuikTrip across the street, former Exxon adjacent - established fuel corridor with proven traffic counts.

- **IOS / Container Drop Yard**

I-L zoning supports industrial outdoor storage and chassis / container yards - <5 minutes to GPA Garden City Terminal.

- **Trucking / Logistics Terminal**

Hwy 80 + Dean Forest Rd frontage with engineered turn-lane access, plus 277' of Seaboard Coastline Railroad frontage.

- **Port-Services User**

Within 5 minutes of the Port of Savannah, the Mason Mega Rail Terminal, and the I-16 / I-95 interchange.

- **Engineered Access in Hand**

GDOT driveway exhibit with dedicated left-turn lane already prepared - saves a buyer 6-12 months of design + permitting.

- **Hard Corner Visibility**

Three frontages (Hwy 80, Dean Forest Rd, rail) on one of Garden City's most-traveled industrial corners.

DATA ROOM (PLAT, DOT EXHIBIT, REPORT)

https://www.dropbox.com/scl/fo/vx9inj38rtgstbwxgm3te/AJNkp_8GmCY36hjFG1MWOUE?rlkey=f380pvr413tjgec4fnsbahs2&dl=0

EXCLUSIVE LISTING REPRESENTATIVE

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